



## Flat 2, 143 Alexandra Road Farnborough, GU14 6RR Offers Around £195,000

This light and bright, lower ground floor flat in a converted character building is situated in the heart of South Farnborough and very close to North Camp village with its varied shops, pubs, eateries and cafe's.

This Flat is offered for sale with no onward chain OR for investors, there is a tenant in place that can be kept on, currently let at £1100 per month this offers a gross yield of 6.7%

It's very commuter friendly as is located on the bus route to the town. The NC railway station is under a mile away and Farnborough Mainline station is only 5 minutes drive. The Property benefits from 2 Bedrooms, a 12' fitted kitchen with a large additional store room, lounge and a large, spacious bathroom. It also comes with 2 allocated car parking spaces, a long Lease and sensible Service Charge payments which are managed by the Flat owners in the Building.

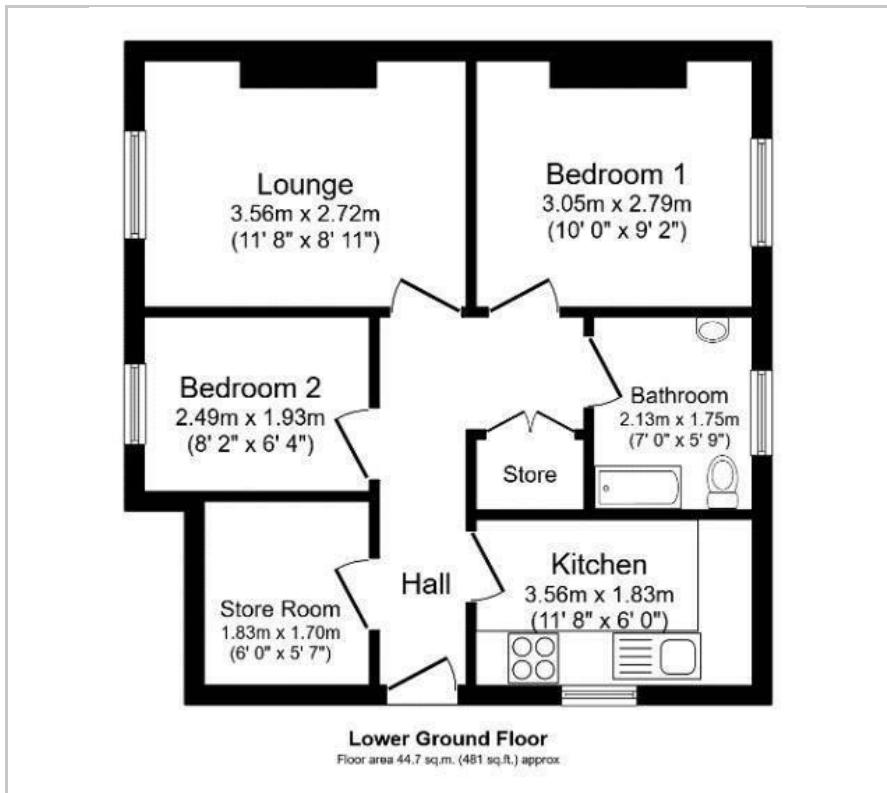
- Lower Ground Floor Conversion.
- 2 Bedrooms.
- NO Chain.
- Conveniently located in heart of North Camp.
- Gas Central Heating.
- Lease 120 years
- Share of freehold
- Servic charges £720 PA
- Council tax band B
- Epc energy rating band D ( 66 ) .

### Viewing

Please contact our Fosters Sales Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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